



Farthings

22 Orchard Way | Botolph Claydon | Buckinghamshire | MK18 2NG

FINE & COUNTRY

FARTHINGS

A 17th Century Grade II listed cottage which is full of charm and character throughout.

Priced to reflect some modernisation required in places, this striking home sits in beautiful grounds and enjoys wonderful countryside views beyond.

Available with NO UPWARD CHAIN



Ground Floor

Upon entering, the reception hall has tiled flooring, a wood burning stove, exposed beams, a window to the front and stairs rising to the first floor, whilst the inner hall leads to a bathroom which has a freestanding bath.

The kitchen has ample work space, tiled flooring, integrated oven, microwave and hob, a window to each side and a window to the rear, all of which overlook the beautiful rear garden.

From the kitchen, access is provided to the utility room which has space for appliances and a door to the rear garden.

Without doubt, one of the main selling features of this home is the wonderful sitting room.

With wall, floor and ceiling beams exposed, along with a wood burning stove and second fireplace, there is no shortage of character features.

There are three windows to the front and access is also provided to a charming study which has three windows which provide a good degree of natural light.

From the study, another reception room can be found which is very flexible and is currently used as a breakfast room.

For more formal occasions, the beautiful dining room is the perfect setting and has multiple beams, a feature fireplace, space for a table to seat eight guests, windows to the front and side, and an addition staircase which leads to the upper floor.





YOU ARE MY
SUNSHINE
MY ONLY
SUNSHINE
YOU MAKE ME
HAPPY
YOUR RAINCOATS ARE GREY
YOUR HAIR IS NEVER BROWN
DEAR, I MISS YOU
I LOVE YOU

IT'S NOT
A PLACE
IT'S
FEELING









First Floor

To the first floor, the landing has exposed beams and characterful sloping walls which add to the charm of the home.

The feature bedroom has a central ground level beams and windows to two elevations.

There are two further bedrooms which are accessed from this staircase, with one bedroom accessed from the other.

The one bedroom has built in wardrobes and a window to the front, whilst the other has windows to two elevations.

These bedrooms are serviced by the family bathroom.

From the staircase in the dining room, access is provided to another bedroom which has exposed vertical beams and direct access to a dressing room/study.

Please note that typical of a property of this age, there are some steep steps and areas of low head height so this property would not be ideal for anybody with mobility issues.













OUTSIDE

Farthings sits in the most stunning gardens where outstanding countryside views can be enjoyed.

There is a beautiful lawn, many mature trees, a lovely seating area, a brick built storage shed, a wooden shed and gated access to the front, where off-road parking can be found for three cars.







LOCATION

Steeple Claydon is situated around seven miles South of Buckingham is conveniently located for the M40 which provides easy access to Birmingham, Oxford, Bicester and London, whilst the local train network provides a commute to Marylebone in under an hour.





Services

Utilities - Mains water, sewerage and electricity supply. Central heating system.

Mobile Phone Coverage - 4G mobile signal is available in the area but we advise you to check with your provider.

Super Fast broadband is available with a upload and download speeds of 1,000mbps.

Restrictions

'There are restrictive covenants in place as to how the land can be used, please speak to the agents for further information.' "(a) The right to construct new buildings or modify existing ones on the Vendor's nearby or adjacent land, even if this affects the light or air reaching the property being sold. (b) All rights, easements, and privileges previously enjoyed over the property being sold, which benefit the Vendor's nearby lands and premises."

Tenure

Freehold

Local Authority

Aylesbury Vale

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07736 937633

Website

For more information visit F&C Microsite Address - <https://www.fineandcountry.co.uk/banbury-and-buckingham-estate-agents>

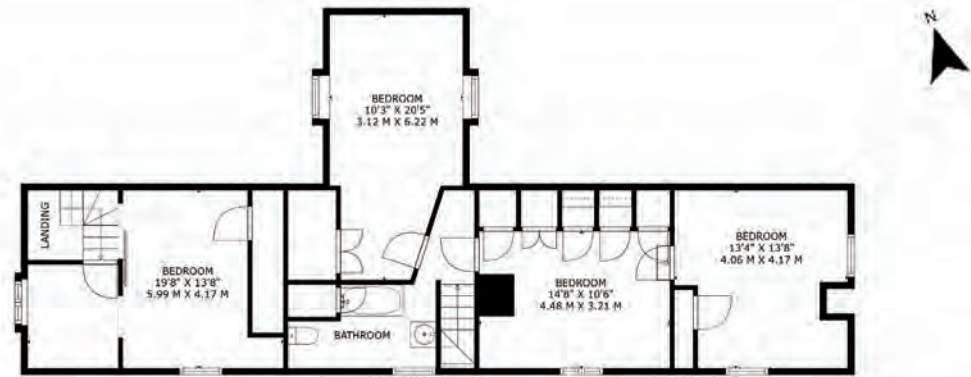
Opening Hours

Monday to Friday 9am - 7pm

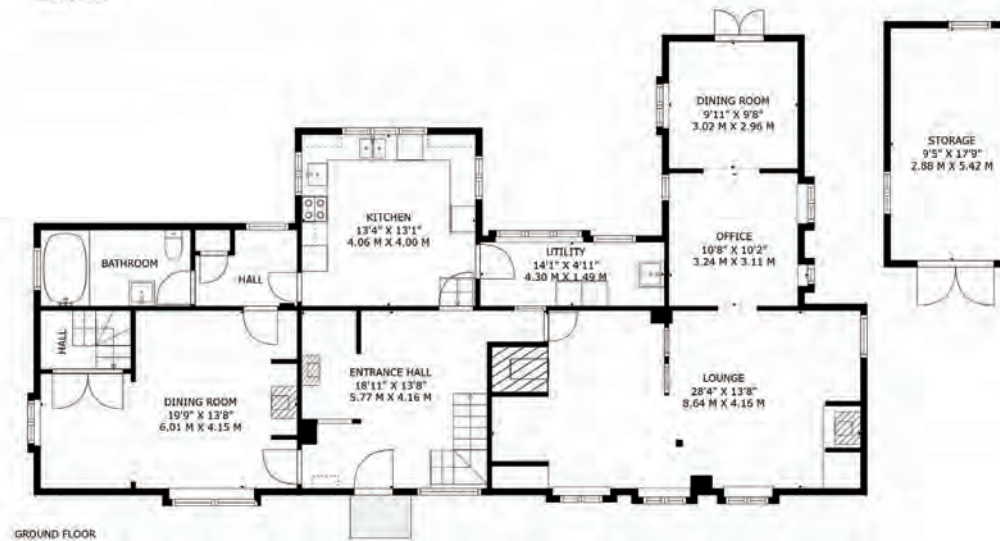
Saturday 9am - 5pm

Sunday By prior arrangement

Offers over £800,000



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA: 2292 sq ft, 213 m²

LOW CEILINGS: 197 sq ft, 20 m²

STORAGE: 168 sq ft, 16 m²

OVERALL TOTALS: 2657 sq ft, 249 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





TERRY ROBINSON
PARTNER AGENT

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Terry has been in the estate agency industry since 2002 and has a wealth of knowledge in the property sector.

Having left the corporate world to set up his own brand in 2015, Terry has already built up a great reputation with local buyers and sellers. His aim is to deliver the highest levels of service and to make any client feel valued.

Terry has sold many properties which had been on the market with other estate agents previously and he puts this down to his attention to detail and his hunger for success.

YOU CAN FOLLOW TERRY ON



“Having just purchased my new home through Fine and Country I cannot recommend them highly enough. Terry went above and beyond in ensuring as smooth a transaction as possible. Never once did I have a problem in contacting him, even on days off he still took my calls showing what a dedicated agent he is. I love my new home too much to ever consider selling it but I know who I would use if I was ever considering moving again!! Thanks to Fine & Country, especially Terry, I am now living in my dream home!”

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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